

Minutes

Meeting of : Northern Area Committee
Meeting held in : Antrobus House, Amesbury
Date : Thursday 29 March 2007
Commencing at : 4.30 pm

Present:

Councillor M A Hewitt – Chairman
Councillor C G Mills– Vice-Chairman – in the Chair for Planning Application S/2007/0227 (minute 698 refers)

Councillors M Baker, J A Brady, D W Brown, Mrs J M Greville, J C Noeken, A G Peach, J Rodell, I C West, F Westmoreland and K C Wren.

Apologies: Councillors J R G Spencer and T Woodbridge

Parish Councillors: Mr Healing (Durrington), Mr Holiday (Wyllye), Mr S Stubbs (Newton Toney), Mrs J Swindlehurst (Amesbury) and Mrs Towle (Durrington)

Officers:

A Davies (Democratic Services), A Madge (Development Services), J Ferguson (Legal and Property Services)

688. Public Questions/Statement Time:

There were none.

689. Councillor Questions/Statement Time:

Members of the Northern Area Committee expressed their concern and dissatisfaction with the amount of late correspondence presented to them before the start of each meeting. Members felt that lengthy submissions relating to planning matters (from either objectors or supporters) were being submitted at the last minute and therefore added additional pressure to the decision making process.

The Chairman replied that he would take this matter back to the Development Services Unit for further consideration.



Awarded in:
Housing Services
Waste and Recycling Services



690. Minutes:

Resolved: That the minutes of the last ordinary meeting held on 1st March 2007 be approved as correct record and signed by the Chairman.

691. Declarations of Interest:

Councillor Hewitt declared a personal and prejudicial interest in Planning Application S/2007/0227, and withdrew from the meeting during the consideration of this item.

Councillor Westmoreland declared a personal and prejudicial interest in Planning Application S/2007/0227, and withdrew from the meeting during the consideration of this item.

Councillor West declared a personal interest in Planning Application S/2006/2122, since this matter had been already been considered at the Parish Council meeting. Councillor West remained in the meeting to speak in his capacity as Chairman of Winterbourne Stoke Parish Council, but he did not vote on the matter.

692. Chairman's Announcements:

S/2006/2611 – Residential development comprising 20 two and three bed semi-detached dwellings, related access, Garage and Landscaping – Land adjacent to Ringwood Avenue, Amesbury, Salisbury – for Turley Associates

The Chairman informed Members that the Development Services was awaiting a response from the applicant in relation to the title of land ownership. Subject to the confirmation of this, it was hoped that the next Northern Area Committee would consider this application on 26th April.

Donation of old computers by SDC to charitable causes

The Chairman informed Members that it is stated within the current approved ICT Strategy that personal computers are replaced based on a 4 year rolling review. This can be longer or shorter depending on what the individual machine is required to do, and IT Services are looking at moving to a longer replacement cycle overall, due to increasing budgetary constraints.

Apart from the recycling company it is possible to donate machines to registered **charities only**, once the Council has finished with them. Following donation the Council's is not required to provide any further support.

Porton Down – Joint Travel Plan

The Chairman informed Members that he had received an email from the Chairman of PBTC, one of the three parties (PBTC, HPA and dstl) all working together on the Master plan for Porton Down. These three parties were now ready to prepare a joint travel plan for March 2008. The first joint meeting of the three campus partners had been held where it was agreed that (a) District Councillors be kept up to date on progress and (b) meetings would be held on a three monthly basis to held develop the strategy.

Accordingly, the Chairman of the Northern Area Committee, the relevant ward members and one representative from each of the two parishes affected, together with representatives from WCC Highways and Salisbury District Council had been invited to attend the next meeting on 10th May at 2pm at Porton Down.

Appeal decision – The Lane, High Street, Porton

The Chairman informed Members that the appeal in connection with the above matter had been allowed.

693. Traffic in Durrington and Shrewton

Mr Paul Gerrard, Divisional Highways Manager and Mr Mike Crook, Senior Transport Planner, Wiltshire County Council were both in attendance to respond to queries in relation to transport matters in the Northern Area. During the consideration of these matters a number of questions were asked and observations made. A summary of these are detailed as follows:-

- Councillor West stated that the Northern Area Committee found it difficult to refuse an application on highway grounds, despite local concern in relation to traffic problems, if this had not been substantiated by the Highways Authority.

- Mr Wright, a resident from Durrington asked if traffic impact assessments were revised to reflect changes made to planning applications, e.g. increases in the number of dwellings proposed? (Councillor Mrs Greville concurred, particularly in light of a recent application that had been considered by the Northern Area Committee). Furthermore, if residents indicated a preference for the imposition of a 20 mph speed limit, how could this be achieved?
- Councillor Rodell informed the Committee that he had recently attended a Durrington Parish Council meeting. At this meeting concerns had been expressed in relation to the parking problems in Durrington and it appeared that the Police could do little to improve the situation, since parking had now been decriminalized and fell within the remit of the District Council to resolve. However, the Portfolio Holder for Environment and Transport has since agreed to dispatch Parking Ambassadors to Durrington to help address this problem.

Councillor Rodell added that parking on pavements should remain a police matter, particularly since it is an offence to block the pavement. The Northern Area Committee should encourage the Police to pursue their duty and uphold the law in this regard.

- Councillor Baker congratulated Councillor Rodell on his response to the concerns raised by Durrington Parish Council and agreed that the Police did need to consider how they could tackle inappropriate parking.

Councillor Baker added that he would like to see a system established whereby Highways Officers consult with the relevant County Councillor before responding to specific planning applications (or as minimum copy the relevant County Councillor in on their response).

- Councillor Mills expressed his concerns in relation to the speed of traffic passing through the village of Shrewton.

In response to the various points made Mr Gerrard replied that he was responsible for enforcing the Highways Act, which specifically focuses on maintaining the fabric of the highway. However, with reference to obstruction to pavements and the blocking of pedestrian pathways he concurred that a police officer may arrest without a warrant. Mr Gerrard added a note of caution, i.e. that in all cases police officers use their discretion and apply their powers in proportion to the severity of the offence.

With reference to the speed of traffic in Shrewton, Mr Gerrard stated that some onus of responsibility rests with drivers themselves. However, there are also measures that may be imposed to control traffic speed, e.g. the removal of signs and lines have been found to actually reduce traffic speed. Mr Gerrard added that this would be investigated further.

With reference to the interplay between planning applications and Highway legislation, Mr Gerrard informed the Committee that if someone obstructed the highway as a result of a planning application, then the Highways Authority did have the power to enforce the necessary legislation. There are some circumstances when Highways legislation will take precedence over planning legislation.

- Councillor Westmoreland stated that it would be useful to look at specific areas where traffic is a problem; the application of a blanket policy was not always appropriate. Furthermore, it was important to maintain regular correspondence with County Officers. He added that transport was not just a county problem, everyone from parishes to police had a role to play in providing solutions
- Mrs Swindlehurst of Amesbury Town Council commented on the abysmal state of the roads, particularly pot holes in this part of Wiltshire. Councillor Noeken commented that all the pot holes that he had reported to CLARENCE had been repaired.
- Councillor Mills expressed his concern in relation to children's safety when crossing roads, especially between parked cars. It is essential that all parties concerned are involved in resolving problem areas.

Mr Gerrard agreed that partnership working was vital when searching for solutions to traffic problems. He added that solutions needed to be tailored to individual situations. With reference to Mrs Swindlehurst's comment re road maintenance, Mr Gerrard provided the following budgetary details:-

Routine Maintenance Budget 2007-2008

Budget Heading	Budget
Patch Dressing	£ 96,000
Patching	£1,133,000
Drainage Structures/minor footway repairs	£ 384,000
Drainage cleaning	£ 728,300
Sign maintenance	£ 98,000
Road markings and road studs	£ 212,500

The total budget for routine maintenance in 2007-2008 is £4,574,000 and the budget for South Wiltshire totaled £1,102,476.

With reference to 20mph speed limits, Mr Crook informed the Committee that there are a number of policies that need to be satisfied. For example, twenty mile per speed limits need to be self enforcing, the Police will not enforce them, features need to be installed along the length of the road, spaced at less than 100m apart and the speed limit needs to be applied to the whole zone. Such schemes cost thousands of pounds and include a detailed consultation exercise. Mr Crook added that it might be difficult to justify a 20mph speed limit in Durrington and consideration would need to be given to the installation of speed humps and the potential loss of parking spaces. In effect, the imposition of a 20mph may not be quite as attractive as it first appears.

Resolved –

- (1) That the Area Co-Ordinator write to Inspector Sweett informing him of the Northern Area Committee's comments in relation to unlawful parking and asking him to comment on this issue.
- (2) That the Northern Area Committee consider the matter again at a future meeting (after the May Elections).

694. Update on Boscombe Down

Boscombe Down

Councillor Wren informed Members of the Northern Area Committee that further to the information reported at the last meeting held on 1st March, he had no further updates at this time.

695. S/2006/2607 – Proposed new dwelling garage and vehicular access: Land adjacent to Hope Cottage, Towns End, Wylye, Warminster – For Bill Lowe

Mr Lowe, agent on behalf of the applicants spoke in support of the above proposal.

Mr Holiday of Wylye Parish Council informed the Committee that the Parish Council had no objection to the application but would like to see the use of sympathetic materials.

Following the receipt of these statements, the Committee considered the previously circulated report of the Head of Development Services.

Resolved –

- (1) That the above application be approved for the following reasons:-
 - (i) The proposed development would result in an efficient use of land within a built up area, without resulting in significant harm to the character or appearance of the Conservation Area.
 - (ii) It is not considered that building in the gap between Hope Cottage and Victoria Cottage will result in the loss of an important gap in the Conservation Area, or that the removal of the hedge will have an adverse impact to the conservation area.
 - (iii) Subject to conditions it is not considered that highway safety will be adversely affected.

And subject to all persons concerned entering into a Section 106 agreement under the provisions of the Town and Country Planning Act 1990 (as amended) for the provision, timing and maintenance of recreational open space in accordance with policy R2 of the adopted Salisbury District Local Plan,

Then the above application be approved subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. AS amended by section 51 (1)of the Planning and Compulsory Purchase Act 2004

2. Before development is commenced, a schedule of external facing materials shall be submitted, and, where so required by the Local Planning Authority, sample panels of the external finishes shall be constructed on the site and approved in writing by the Local Planning Authority in consultation with the Parish Council. Development shall be carried out in accordance with the approved details.

Reason:To ensure that the dwelling is appropriately detailed due to its location within the Wylve Conservation Area

3. The development hereby approved shall be completed in accordance with the mitigation section 8 of the Tree Survey and Impact Assessment Report submitted with the planning application.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act so as to safeguard the amenity of the existing trees and to ensure a satisfactory appearance to the development.

4. Before the dwelling hereby approved is first occupied, a recessed entrance having a minimum width of 2.4m shall be constructed 4.5m back from the carriageway edge and its sides shall be splayed outward at an angle of 45 degrees toward the carriageway edge, as indicated in red on attached drawing No 1367.01. The area between the entrance and the edge of the carriageway shall be properly consolidated and surfaced (not loose stone or gravel) for which details shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of Highway safety

5. Any entrance gates shall be hung to open away from the highway only and shall be set back a minimum distance of 4.5m from the carriageway edge.

Reason: In the interests of Highway safety.

6. The gradient of the access way shall not at any point be steeper than 1 in 15 for a distance of 4.5m from its junction with the public highway.

Reason: In the interests of Highway safety.

7. Before the dwelling hereby approved is first occupied, provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway details of which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of Highway safety.

8. Before the access hereby approved is first brought into use the turning space shown on the submitted plan shall be properly consolidated and surfaced to the satisfaction of the Local Planning Authority. Such turning space shall be kept free of obstruction at all times.

Reason: In the interests of Highway safety.

9. The development hereby permitted shall not be commenced until the visibility splays shown on the submitted plan have been provided with no obstruction to visibility at or above a height of 1.0m above the nearside carriageway level. The visibility splays shall thereafter be maintained free of obstruction at all times.

Reason: In the interests of Highway safety.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order with or without modification), there shall be no additional windows at first floor on the east and west elevations of the dwelling other than those hereby permitted.

Reason: To secure adequate standards of privacy for the occupants of neighbouring premises

11. Notwithstanding the provisions of Class[es] A-E of Schedule 2 (Part 1) to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), there shall be no extensions to the dwelling(s) nor the erection of any structures within the curtilage unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

Reason: To ensure that the Local Planning Authority retains control over any future extensions in the interests of residential amenity and the conservation area.

12. No development shall take place until a planting scheme to include the planting plans and full written specifications and schedules of plants, including species, plant sizes and proposed numbers/densities (to include the replacement hedge) has been submitted to and approved in writing by the Local Planning Authority. The planting shall be carried out in accordance with a timetable of implementation to be agreed in writing with the Local Planning Authority.

If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives it written consent to any variation.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act so as to ensure a satisfactory appearance to the development.

- (2) That the applicant be informed that the above has been taken in accordance with the following policy/policies of the Adopted Salisbury District Local Plan: G2 (General), D2 (Design), H16 (Housing Policy Boundary), CN8 (Development in Conservation Areas), CN10 (Gaps within the Conservation Area), C4 & C5 (Development within the AONB), R2 (Public open space)
- (3) **INFORMATIVE:- Wessex Water**
The development is located within a foul sewerage area. It will be necessary for the developer to agree a point of connection onto the system for the satisfactory disposal of foul flows generated by the proposal. This can be agreed at the detailed design stage. The developer has proposed to dispose of surface water to soakaways. It is advised that the Council should be satisfied with any arrangement for the satisfactory disposal of surface water from the proposal.
With respect to water supply, there are water mains within the vicinity of the proposal. Again, connection can be agreed at the design stage.
It is recommended that the developer should agree with Wessex Water, prior to the commencement of any works on site, a connection onto Wessex Water infrastructure.

696. S/2006/2122 – Demolish existing derelict poultry sheds and silos, steel framed barn and associated buildings. Redevelop site by erection of replacement dwelling, stable block, lambing shed and stores, office building, storage building, construction of a menage and associated access and landscape works: Wisma Farm, Winterbourne Stoke, Salisbury – for Brimble Lea and Partners

Mrs Douse, an adjacent neighbour informed the Committee that she had originally objected to the proposal, but now in fact supported it.

Mr Brimble, agent on behalf of the applicant, spoke in support of the above proposal.

Councillor West, speaking on behalf of Winterbourne Stoke Parish Council, informed the Committee that the Parish Council supported the application.

Following the receipt of these statements, and further to the site visit earlier that day, the Committee considered the previously circulated report of the Head of Development Services.

Recommended to the Planning and Regulatory Panel

- (1) That the above application be approved for the following reasons:-

The proposed development would provide highway safety improvements arising from the closure of the existing vehicular accesses and formation of a new centrally positioned vehicular access to the site. The application would also result in the visual enhancement of the site through the removal of the existing poultry sheds and the redevelopment of the site with buildings of an acceptable design and the landscaping of the site. As such, it is considered that these benefits are material considerations that outweigh the conflict of the proposed development with planning policy, and

- (2) That the approval be granted subject to:-

- (i) the applicant providing a financial contribution towards the provision of off-site recreation facilities in accordance with Policy R2 of the Adopted Salisbury District Local Plan (June 2003) and
- (ii) the imposition of conditions deferred to Officers to formulate but to specifically include a condition relating to the submission of details of external lighting.

697. S/2007/0248 – Retention of Fishing hut, together with installation of cesspit, water supply and security lighting, Great Durnford Manor, Great Durnford, Salisbury – for ITL Associates:

The Committee considered the previously circulated report of the Head of Development Services, together with the schedule of late correspondence circulated at the meeting.

Resolved –

- (1) That the above application be approved for the following reason:-

The proposal would be in accordance with the adopted policy provisions of the Salisbury District Local Plan and subject to conditions, would not have any likely significant effects upon the European site (River Avon SSSI and SAC) either alone or in combination with other plans or projects. Neighbouring amenities would not be unduly disturbed, and the proposal would safeguard views into and out of nearby Conservation Areas and would not harm the settings of listed buildings to the south and west of the site. There would also be no impact on highway safety.

And subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. AS amended by section 51 (1) of the Planning and Compulsory Purchase Act 2004

2. The hut shall only be used as an ancillary facility in association with fishing, and the maximum number of people (including fishermen's partners) using the hut

at any one time shall be no more than 14. Should the fishing use of the structure cease, the hut shall be removed, and the land restored to its former condition within one month of the use ceasing.

Reason: In the interests of residential amenity, and to safeguard protected species.

3. No vehicular parking shall take place adjacent to the fishing hut, unless for maintenance purposes. All parking of vehicles for users of the fishing hut shall take place adjacent to Great Durnford Manor or in the service area in front of the sewage disposal system that serves the Manor.

Reason: In the interests of pollution control and to safeguard protected species and the nearby watercourse.

4. The fishing hut hereby approved shall only be used from dawn, and up to a maximum of one hour after dark, and shall not be used for overnight accommodation. All internal and external lighting of the site and building hereby approved shall be switched off no more than one hour after dark.

Reason: In the interests of residential amenity, and to safeguard protected species.

5. There shall be no additional external lighting of the site or buildings other than that expressly approved by this permission without the prior written permission of the Local Planning Authority.

Reason: In the interests of residential amenity, and to safeguard protected species.

6. There shall be no surface water disposal or alternative means of foul sewage disposal installed to serve the fishing hut hereby approved, other than expressly approved by this permission, unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

Reason: To safeguard the nearby watercourse and SSSI/SAC.

7. All foul drainage shall be contained within a sealed and watertight cesspool, which shall comply with BS EN ISO9001:2000 Quality Management Systems and the British Board of Agreement Certificate 86/1700 (or any subsequent standards). The make and manufacturer of the cesspool to be installed shall be provided in writing to the Local Planning Authority and agreed in writing before any installation takes place. The installation shall subsequently be installed in accordance with the agreed details and the Method Statement for Installation of Cesspit and Associated Drainage contained in Appendix 3 of the PFA Consulting Report dated 12 January 2007. Thereafter, the cesspool shall not be modified, except with the prior written approval of the Local Planning Authority.

Reason: To safeguard the nearby watercourse and SSSI/SAC and to prevent pollution of groundwater.

8. Before installation of the cesspool hereby permitted, the applicant shall provide an appropriate permanent marker (eg a post or benchmark) on site to indicate the level of the 1 in 100 year floodplain at 62.3m AOD, in accordance with details to be agreed in writing by the Local Planning Authority. The marker shall be provided in an agreed position on a plan of the site to be submitted with the details. The cesspool hereby permitted shall not be emptied when the river flood level meets or exceeds 62.3m AOD.

Reason: To safeguard the nearby watercourse and SSSI/SAC from pollution.

9. Within two weeks of the installation of the cesspool hereby permitted, the applicant shall provide a level warning device in the fishing hut to indicate when the cesspool needs emptying, in accordance with scheme details to be agreed in writing by the Local Planning Authority. The cesspool hereby permitted shall be emptied by a licensed waste disposal operator only, and in accordance with the Method Statement for Emptying Procedures contained in Appendix 4 of the PFA Consulting Report dated 18 January 2007. The cesspit shall not be used until the level warning device has been fitted and is fully operational.

Reason: To safeguard the nearby watercourse and SSSI/SAC.

10. Before the installation of the lighting for the north and south elevation of the hut hereby approved, the applicant shall submit full details of the design and final position of the fitted lights, which shall be angled downwards and shall not exceed 60 watts each. The lighting shall be implemented in accordance with details to be agreed in writing by the Local Planning Authority and maintained in that condition thereafter.

Reason: In the interests of the amenity of the locality, and to safeguard protected species.

- (2) That the applicant be informed of the following:-

Under the terms of the Water Resources Act 1991 and the Land Drainage Bylaws, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the Avon, designated a 'main river'.

- (3) And in accordance with the following policies of the adopted Salisbury District Local Plan:

Policy G2	General Principles for Development
Policy C10, C11, C12	Nature Conservation
Policy C18	Rivers
Policy G4	Flooding
Policy G5	Water Services
Policy CN5	Setting of Listed Buildings
Policy CN11	Views into and out of Conservation Areas

And the guidance in Circular 3/99 – Non mains drainage, PPS7, PPS25 and PPS9 and the Conservation (Natural Habitats & c) Regulations 1994.

698. S/2007/0227 – Amendment to application S/2004/1853 to provide alterations to accommodation at lower ground floor level to include a garage and external elevational changes. Also to include additional decking and balcony area to south east elevation: New house, rear of Bourne Vilew, Allington – for Mr A Rhind-Tutt:

Further to the site visit earlier that day, the Committee considered the previously circulated report of the Head of Development Services, together with the schedule of late correspondence circulated at the meeting.

Resolved –

- (1) That the above application be approved for the following reason:-

It is considered that the proposal and the changes that have occurred to the dwelling since the original grant of planning permission are not significant enough to warrant refusal of planning permission and the erection of the decked area will with the imposition of a suitable condition not have an adverse effect on neighbouring properties. The proposal is therefore considered to comply with policy G2 and D2 of the adopted local plan.

And subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
2. The garages shown on the approved drawings shall not be converted into a habitable room without the permission in writing of the Local Planning Authority.

Reason: To secure the retention of adequate off-street car parking provision
3. Prior to the dwelling hereby approved being first occupied, the applicant, or his successor in title shall submit to and have approved in writing by the Local Planning Authority a landscape management plan for that land which falls within the red line but outside the domestic curtilage as shown on the approved plans and the agreed management plan shall be implemented thereafter unless otherwise agreed by the Local Planning Authority.

Reason: In the interests of visual amenity.
4. Within 1 month of the date of this permission full details of all proposed tree and hedge planting, and the proposed times of planting, shall be submitted and approved in writing by the Local Planning Authority, and all tree planting shall be carried out in accordance with those details and at those times.

Reason: In the interests of visual amenity.
5. If within a period of 5 years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, [or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective,] another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the satisfactory establishment of the approved scheme for the landscaping of the site.
6. The building shall not be occupied until the proposed means of vehicular access from the edge of the public highway to the front of the proposed new property has been constructed, surfaced and drained with a tarmac finish in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.
7. Prior to first occupation of the dwelling hereby approved a fence shall be erected along the boundary of the site and access thereto with no's 11 – 14 Bourne View in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the amenity of neighbouring properties
8. Any gate[s] provided to close the proposed access shall be set a minimum distance of 4.5 metres from the carriageway edge and shall be made to open inwards only.

Reason: To ensure that a satisfactory form of access is provided in the interests of highway safety.
9. A scheme for the disposal of surface water so as to prevent its discharge onto the highway shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to the dwelling hereby approved being first occupied.

Reason: To ensure that the development is provided with a satisfactory means of surface water disposal.

10. Notwithstanding the provisions of Class[es] A-H of Schedule 2 (Part 1) to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), there shall be no extensions to the dwelling(s) nor the erection of any structures within the curtilage unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

Reason: To enable the Local Planning Authority to retain control over the development in the interests of amenity.

11. There shall be no access to the field to the north and west of the site other than via the gate to the south west of the proposed chalet bungalow, as shown on the submitted two plans ART 300107. Access to the field via the gate to the north of the bungalow unit shall be permanently blocked up and the gate removed and shall remain so in perpetuity. Details of the nature and form of the blocking up shall be submitted to and approved in writing by the local planning authority within one month of the date of this decision. The works shall be carried out within three months of the date of their approval.

Reason: In the interests of residential amenity

12. Within 1 month of the date of this permission or prior to occupation (which ever is the earlier), further details of the proposed decking above the basement area together with suitable details of screen fencing and/or planting adjacent to this area shall be submitted to and approved in writing by the Local Planning Authority. The works shall be correct and in accordance with the approved details prior to occupation of the dwelling.

Reason: In the interest of amenity for the occupants of neighbouring nearby dwellings.

- (2) That the applicant be informed that the above decision has been taken in accordance with the following policy/policies of the adopted Salisbury District Local Plan:

G2 general policies
D2 Infill development
H16 Housing Policy boundaries
CN21 Archaeology
C6 Special Landscape area

699. S/2007/0387 – Fell a number of beech trees bordering the A36 near Manor Farm: Manor Farm, Fisherton de la Mere, Warminster – for Andrew Starr

Mr King on behalf of himself and other local residents, and Mr Prince, a resident of Salisbury both spoke in objection to the above proposal. (The Chairman allowed each speaker two minutes)

Mr Holiday of Wylve Parish Council informed the Committee that the Parish Council did not support the application.

Following the receipt of this statement and further to the site visit held earlier that day, the Committee considered the previously circulated report of the Head of Development Services.

Resolved:

- (1) That the felling of tree numbers 603, 605, 606, 607, 608, 611, 614, 619, 623, 626, 628, 629, 633 be approved since it is considered acceptable in the interests of safety and good arboricultural practice and can be mitigated with suitable replacement tree planting, and subject to the following conditions:
1. A replacement tree, of a genus/species (to be agreed in writing with the Local Planning Authority) shall be planted within twelve months, to replace each tree that is lost. The new tree(s) should be 'heavy standards' and each should be

planted within 3 metres of the tree that is being removed. The tree(s) need to be maintained in accordance with good practice and any that do not survive will need to be replaced. The new tree(s), once planted, will be covered by the existing Tree Preservation Order.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of the existing tree or trees is maintained by the provision of adequate replacement.

2. The approved works must be commenced within one year from the date of the decision notice. If works are not completed within that time, a new application must be made.

Reason: To ensure that the works undertaken are appropriate to the current state of the trees in relation to their surroundings

- (2) That the consent to the felling of tree numbers 773, 776, 782, 783, 784, 785, 601, 602, 604, 609, 610, 953, 612, 613, 615, 616, 952, 620, 621, 622, 624, 625, 627, 630, 631, 632, 634, 635 be refused for the following reason:

On the basis of the information submitted with this application, the Local Planning Authority consider there to be insufficient justification to fell tree numbers 773, 776, 782, 783, 784, 785, 601, 602, 604, 609, 610, 953, 612, 613, 615, 616, 952, 620, 621, 622, 624, 625, 627, 630, 631, 632, 634, 635 in the interests of safety. These trees are considered desirable to retain in the landscape.

- (3) That the applicant be informed that all species of bats and their roosts are legally protected. Bats may use trees with suitable holes, crevices or cavities for roosting at anytime of year but they are usually difficult to detect. If you think tree works may affect a bat roost, you should seek advice from a bat expert who will be able to advise on how to avoid harming bats. If bats are discovered during tree works, you should stop work immediately and consult Natural England at their Devizes office 01380 725344.

All birds are legally protected and their nests and eggs are protected during the breeding season. For most species this is between 1st March and 31st August but it may occur outside this period. If there is a likelihood breeding birds are present, you must delay tree works until young birds have left the nest or the nest has been abandoned.

*The meeting concluded at 7.22pm
Members of the public present: 17*